

FILE NO.: Z-8936

NAME: Little House Little Rock, LLC Short-form PD-R

LOCATION: Located at 5318 A Street

DEVELOPER:

Lyndsey Lewis
5100 Lee Avenue
Little Rock, AR 72205

SURVEYOR:

Twin Creek Surveying LLC
P.O. Box 456
Vilonia, AR 72173

AREA: 0.17 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Replat of existing lot to allow two (2) lots for the development of (2) single-family homes

VARIANCES/WAIVERS REQUESTED: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-3, Single-family to PD-R to allow a replat of an existing lot located in the 5300 Block of A Street. The applicant is proposing construction of two (2) new homes containing 300 to 400 square feet. To allow the development the lot must be divided into two (2) separate lots, 3,300 square feet each. The construction on the lots will comply with the Hillcrest Design Overlay District with regard to floor area ratio, lot coverage and setbacks. The homes will be constructed in cottage-craftsman style and have a particular emphasis on sustainability.

B. EXISTING CONDITIONS:

The property sits mid-block between North Harrison and North Tyler Streets. The area to the north, east and west are primarily single-family homes. The area to the south is developed with office uses fronting on West Markham Street. A property located on the corner of North Tyler, West Markham and A Streets was approved as a POD for a rehabilitation center associated with St. Vincent's Hospital. The development has not occurred but the buildings have been removed. There is a property to the east zoned PCD which is an extended stay hotel. To the south, across West Markham Street, is War Memorial Park, which includes the stadium and golf course. The Little Rock Zoo is also located in this area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All property owners located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer is available for the project.

Entergy: No comment received.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Contact Central Arkansas Water regarding the size and location of the water meter.
3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Contact Central Arkansas Water regarding the size and location of the water meter.

Fire Department: Approved as submitted.

County Planning: No comment.

CATA: 1 block from #5 bus route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned District Residential) to allow for the development of two single family houses on this site at a density of 13 units/acre. The site is within the Hillcrest Design Overlay District.

Master Street Plan: A Street is a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment on this single-family development.

G. SUBDIVISION COMMITTEE COMMENT: (April 23, 2014)

The applicant was present. Staff presented an overview of the development stating there were few outstanding technical issues associated with the request. Staff questioned any covered parking to be located on the site. Staff also questioned if home occupations as typically allowed within the residential zoning

district would be allowed for the future residents of the homes. Staff requested the applicant provide the proposed construction materials, the building elevations and the maximum building height.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing the issues raised at the April 23, 2014, Subdivision Committee meeting. The request is a rezoning from R-2, Single-family to PD-R to allow a lot split and the construction of new single-family homes on the individual lots. The property is located within the Hillcrest Design Overlay District boundaries. The Hillcrest Design Overlay District has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overly ordinance.

The homes will be constructed in cottage-craftsman style and have a particular emphasis on sustainability. The homes will be wood frame construction on concrete slab-on-grade, with typical continuous footing. Exterior wall cladding is to be either vinyl siding or engineered wood siding. Windows are to be vinyl, double hung, awning and/or casement type. Trim is proposed as vinyl or wood. The roofing material is proposed as architectural shingles.

The lots as proposed are 24.86-feet by 132.5-feet. The Overlay does not have specific development criteria related to lot size. The property is currently zoned R-3, Single-family which if developed as a new lot would require a minimum lot size of 5,000 square feet.

The new homes are proposed with 450 square feet of floor area with 75 square feet of enclosed storage. This results in each lot being developed with a total of 525 square feet of enclosed area. Each lot will contain 3,311.8 square feet for a floor area ratio of 0.16. The development is proposed for the future placement of accessory buildings and/or carport structures. The accessory building coverage in the rear yard 25-feet is 34.2 square feet resulting in a five (5) percent rear yard coverage. The grade plan for the lot is 291-feet 8 ½-inches AMSL. The highest elevation of the house is 305-feet 11 ½-inches AMSL.

Staff is supportive of the request. The development of the lots will comply with the Hillcrest Design Overlay District with regard to floor area ratio, lot coverage and setbacks. The variation from the DOD is with regard to lot size. The underlying zoning district would typically require a lot size of 5,000 square feet.

Since the developer desires to split the lot into two (2) lots which will contain 3,311.8 square feet each there is a need for the rezoning to PD-R.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 15, 2014)

The applicant was present. There was one registered objector present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

The applicant stated she would yield her time to the opposition.

Mr. Brock McQueen addressed the Commission in opposition of the request. He stated the two homes were very small and out of character for the neighborhood. He stated the homes in the area were 1,000 to 1,700 square feet. He state his home was 1,670 square feet. He stated many of the homes had gone under a transition and additions had been made to the homes. He stated the alley was narrow and access to the drives would be difficult. He stated his home had a rear loaded garage which he did not use because it was difficult to maneuver. He stated the homes as proposed did not fit the neighborhood.

Ms. Lindsey Lewis addressed the Commission on the merits of her request. She stated her home was located on Lee and Van Buren and was not much larger than the homes proposed. She stated the homes would be constructed consistent with the Hillcrest Design Overlay District. She stated the DOD did not have a minimum size for homes. She stated the new homes would not hurt property values in the area but would add value to the area.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.